

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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4/29/98

## REPORTS OF COMMITTEES

67743

*Reclassification Of Area Shown On Map Number 16-H.  
(Application Number 12310)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map Number 16-H in the area bounded by:

the public alley next north of and parallel to West 71<sup>st</sup> Street; South Damen Avenue; West 71<sup>st</sup> Street; and a line 99 feet west of and parallel to South Damen Avenue,

to those of a C2-1 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 17-H.*

(As Amended)

(Application Number A-3408)

IPD 672

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 17-H in the area bounded by:

West Estes Avenue; North Bell Avenue; West Greenleaf Avenue; a line 489.21 feet east of and parallel to North Bell Avenue; the alley next north of and parallel to West Greenleaf Avenue; a line 550.22 feet east of and parallel to North Bell Avenue; and West Estes Avenue (point of beginning),

to those of an Institutional Planned Development which is hereby established in the area above described subject to such Use and Bulk Regulations as set forth

in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional Planned Development Number 672.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consist of approximately one hundred sixty-eight thousand one hundred sixty-one (168,161) square feet (three and eighty-five hundredths (3.85) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, the Chicago Board of Education.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or any ground lessor. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder or any ground lessor. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or

otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Planned Development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; Planned Development Boundary and Property Line Map; and a Site/Landscape Plan and Building Elevations prepared by DeStefano & Partners dated April 16, 1998. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area of delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (F.A.R.) shall be accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements of the Property, including landscaping and all entrances

and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building improvement.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change.

4/29/98

## REPORTS OF COMMITTEES

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14. Unless substantial new construction on the property has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to an R3 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 67748 through 67752 of this Journal.]

Bulk Regulations and Data Table referred to in these Planned Development Statements reads as follows:

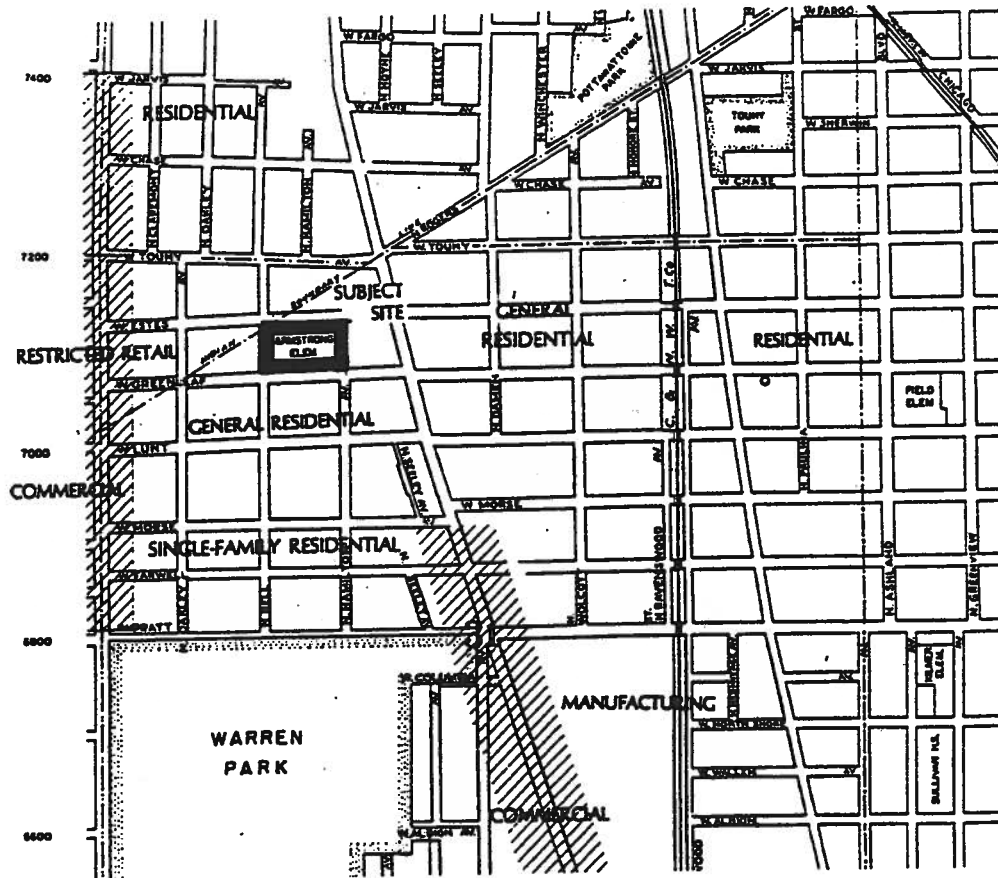
*Institutional Planned Development Number 672.*

*Bulk Regulations And Data Table.*

Gross Site Area	Public Right-of-Way	Net Site Area
223,095 square feet (5.11 acres)	54,934 square feet (1.26 acres)	168,161 square feet (3.85 acres)
Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.9.	
Minimum Number of Off-Street Parking Spaces:	51.	
Minimum Number of Off-Street Loading Spaces:	1.	
Maximum Building Height:	68 feet, 0 inches.	
Minimum Setbacks:	Per Site Plan.	

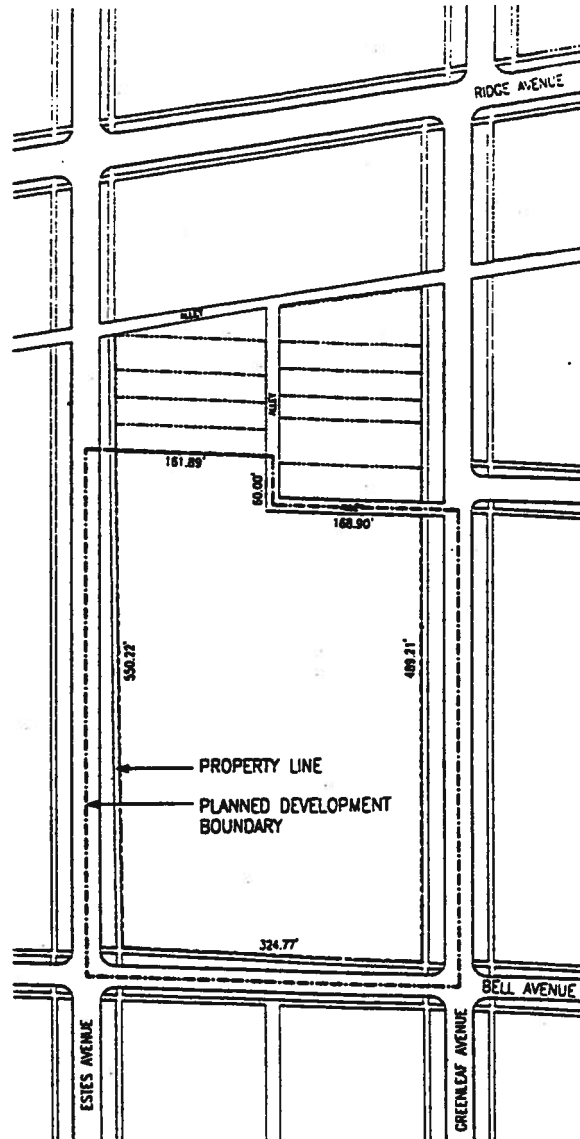


**Existing Land-Use Map.**

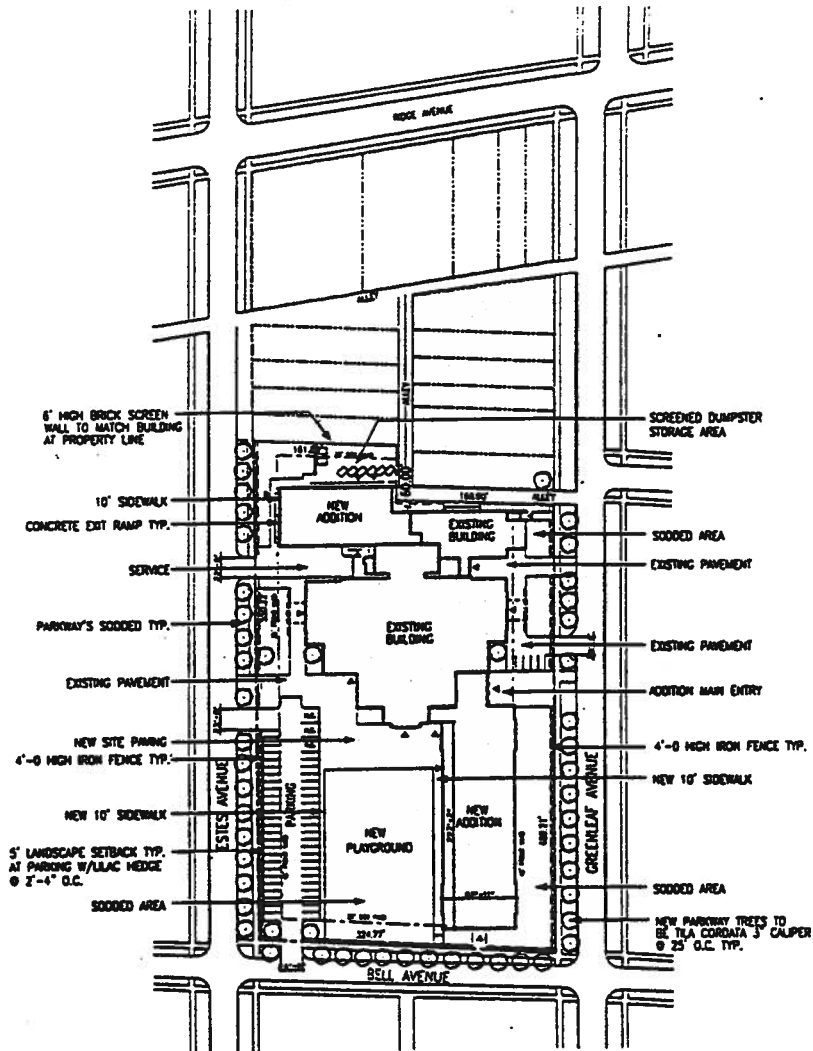
 **COMMERCIAL**



Planned Development Boundary And  
Property Line Map.

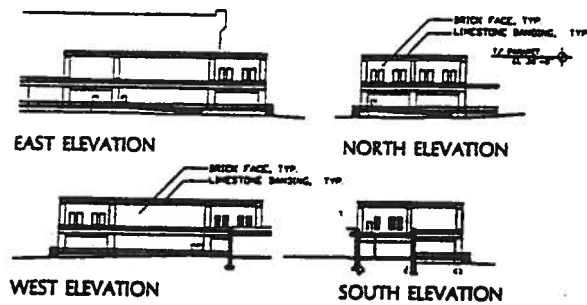


## Site/Landscape Plan.



## Building Elevations.

## EAST ADDITION



## WEST ADDITION

